# LOCAL AGENCY FORMATION COMMISSION COUNTY OF SAN BERNARDINO

# NOTICE OF AVAILABILITY PROPOSED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Local Agency Formation Commission (LAFCO) for San Bernardino County has prepared an Initial Study and Negative Declaration pursuant to the requirements of the California Environmental Quality Act (CEQA) for the following proposal:

Title: LAFCO 3070 – Reorganization to Include Formation of Phelan Pinon Hills

Community Services District, Detachment from County Service Area (CSA) 56, and Dissolutions of CSA 9, CSA 56 Improvement Zone F-1, and CSA 70

Improvement Zones L and P-4

Description: The formation of the Phelan Pinon Hills Community Services District (CSD) would

allow assumption of the responsibility for existing domestic water from the existing service provider (CSA 70 Improvement Zone L) and also assume responsibility for the provision of park and recreation and streetlighting services from the existing service providers (CSA 56, CSA 56 Improvement Zone F-1, CSA 9, and CSA 70

Improvement Zone P-4) within the boundary of the proposed CSD.

Location: The project area is located south of the El Mirage Dry Lake, southwest of the City

of Adelanto, west of the spheres of influence assigned for the Cities of Victorville (community of Baldy Mesa) and Hesperia (western Oak Hills community), north of the community of Wrightwood and east of the San Bernardino/Los Angeles countyline. The entire area encompasses approximately 81,920 acres, and is

described as follows:

Sections 1 through 36, Township 5 North, Range 7 West, Sections 4 through 9, 16 through 22, and 27 through 34, Township 5 North, Range 6 West, Sections 1 through 36, Township 4 North, Range 7 West, Sections 3 through 10, portions of Sections 11 and 12, and Sections 13 through 36, Township 4 North Range 6 West, and Sections 1 and 2, Township 3 North, Range 6 West, all of San Bernardino

Meridian, in the County of San Bernardino, State of California.

Impacts: The Initial Study examined the environmental impacts of the project and

determined that the project would not have a significant effect on the environment.

Date Issued: March 30, 2007

The proposed Negative Declaration and the Initial Study are available for public review at the LAFCO office at 215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490. Office hours are from 8:00 AM – 5:00 PM, Monday through Friday. **The 30-day public review period for this document is from March 30, 2007 and ends April 30, 2007.** 

The hearing before the Commission to consider the proposed Negative Declaration and Initial Study is scheduled for May 16, 2007.

Comments on these materials may be submitted within the public review period to Ms. Kathleen Rollings-McDonald, Executive Officer for LAFCO, at 215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490, fax number (909) 383-9901.

# **INITIAL STUDY**

## **FOR**

LAFCO 3070 - Reorganization to Include Formation of Phelan Pinon Hills Community Services District, Detachment from County Service Area 56, and Dissolution of County Service Area 9, County Service Area 56 Improvement Zone F-1, and County Service Area 70 Improvement Zones L and P-4

Prepared for:

# **Local Agency Formation Commission**

215 "D" Street, Suite 204 San Bernardino, California 92415-0490

Prepared by:

#### **Tom Dodson & Associates**

2150 North Arrowhead Avenue San Bernardino, California 92405

March 2007

# LOCAL AGENCY FORMATION COMMISSION COUNTY OF SAN BERNARDINO

# NOTICE OF AVAILABILITY PROPOSED NEGATIVE DECLARATION

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Location:

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# SAN BERNARDINO COUNTY LOCAL AGENCY FORMATION COMMISSION NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

To:

San Bernardino County

Clerk of the Board 385 North Arrowhead Ave. San Bernardino, CA 92415 From:

San Bernardino County

Local Agency Formation Commission 215 North "D" Street, Suite 204 San Bernardino, CA 92415-0490

Subject: Filing of Notice of Intent to Adopt a Negative Declaration in compliance with Section 21092.3 of the Public Resources Code.

The San Bernardino County Local Agency Formation Commission is considering an application from San Bernardino County on behalf of the Phelan Pinon Hills Community Services District Feasibility Committee to form the Phelan Pinon Hills Community Services District.

#### **Project Title**

LAFCO 3070 - Reorganization to Include Formation of Phelan Pinon Hills Community Services District, Detachment from County Service Area 56, and Dissolution of County Service Area 9. County Service Area 56 Improvement Zone F-1 and County Service Area 70, Improvement Zones L and P-4.

Not Yet Assigned

Ms. Kathleen Rollings-McDonald

(909) 383-9900

State Clearinghouse Number

Lead Agency Contact Person

Telephone Number

#### Project Location

LAFCO 3070 consists of a formation proposal for a single contiguous area that encompasses approximately 81,920 acres. Figure 1 shows the area that would be encompassed by the proposed Phelan Pinon Hills Community Services District, if the formation of the CSD is approved by LAFCO. The project area is located south of El Mirage Dry Lake, southwest of the City of Adelanto, west of the Spheres of influence assigned for the Cities of Victorville (community of Baldy Mesa) and Hesperia (western Oak Hills community), north of the community of Wrightwood and east of the San Bernardino/Los Angeles county line. The entire area encompasses approximately 81.920 acres, and is described as follows:

Sections 1 through 36, Township 5 North, Range 7 West, Sections 4 through 9, 16 through 22, and 27 through 34, Township 5 North, Range 6 West, Sections 1 through 36, Township 4 North, Range 7 West, Sections 3 through 10, portions of Section 11 and 12, and Sections 13 through 36, Township 4 North, Range 6 West, and Sections 1 and 2, Township 3 North, Range 6 West, all of San Bernardino Meridian, in the County of San Bernardino, State of California.

#### **Project Description**

The San Bernardino County Board of Supervisors (Board) has submitted an application to the Local Agency Formation Commission (LAFCO) for San Bernardino County to initiate the formation of the Phelan Pinon Hills Community Services District (CSD). If the CSD is approved by LAFCO, the proposed CSD would assume the provision of the existing domestic water service from the existing service agency and also to assume responsibility for the provision of park and recreation and street lighting services within the proposed CSD boundary. The total area proposed for this proposed CSD is estimated to be \$1,920 acres, or approximately 128 square miles.

#### **Proposed Review Process**

This is to advise that the San Bernardino County Local Agency Formation Commission has determined that a Mitigated Negative Declaration is the appropriate CEQA environmental determination for the proposed project and at a future date to be determined, the Commission proposes to hold a meeting to discuss and possibly recommend approval of the above project. After public review of the Initial Study and proposed Mitigated Negative Declaration are completed, the Commission proposes to adopt a Mitigated Negative Declaration in accordance with CEQA and the State CEQA Guidelines. The proposed Mitigated Negative Declaration will be available for public review and comment from March 30, 2007 through April 30, 2007. Copies of the Initial Study are available at the Commission's office by request at the phone number and address identified above.

Kathleen Rollings-McDonald

Title

Date

#### **Notice of Completion**

State of California Office of Planning and Research 1400 Tenth Street Sacramento, CA 95814

LAFCO 3070 - Reorganization to Include Formation of Phelan Pinon Hills Community Services District, Detachment from County Service Area 56, and Dissolution of County Service Area 9, County Service Area 56 Improvement Zone F-1 and County Service Area 70, Improvement Zones L and P-4. Project Title

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Project Location - Specific

Communities of Phelan and Pinon Hills

San Bernardino County

Project Location - City

**Contact Person** 

Project Location - County

Area Code / Phone / Extension

Description of Nature, Purpose, and Beneficiaries of Project

The San Bernardino County Board of Supervisors (Board) has submitted an application to the Local Agency Formation Commission (LAFCO) for San Bernardino County to initiate the formation of the Phelan Pinon Hills Community Services District (CSD). If the CSD is approved by LAFCO, the proposed CSD would assume the provision of the existing domestic water service from the existing service agency and also to assume responsibility for the provision of park and recreation and street lighting services within the proposed CSD boundary. The total area proposed for this proposed CSD is estimated to be 81,920 acres, or approximately 128 square miles.

San Bernardino County Local Agency Forma	tion Commission N/A
Lead Agency	Division
Local Agency Formation Commission, 215 N	orth "D" Street, Suite 204, San Bernardino, CA 92415
Address Where Copy of Initial Study is Available	
March 30, 2007 through April 30, 2007	
Review Period	
Ms. Kathleen Rollings-McDonald	909/383-9900

# Notice of Completion and Environmental Document Transmittal Form

	See NOTE below
SCH#	

	Mail to: State Clearinghouse, 14	00 Tenth Street, Sacramento, CA 95	814 — 916	/445-0613		SCH#	
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2.	Lead Agency Sam Bernardi	ino County Local Agency Formatio	n Commis	sion	3.	Contact Person Ms. Ka	thleen Rollings-McDonald
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**Reviewing Agencies** 

# **INITIAL STUDY**

## **FOR**

LAFCO 3070 - Reorganization to Include Formation of Phelan Pinon Hills Community Services District, Detachment from County Service Area 56, and Dissolution of County Service Area 9, County Service Area 56 Improvement Zone F-1, and County Service Area 70 Improvement Zones L and P-4

Prepared for:

# **Local Agency Formation Commission**

215 "D" Street, Suite 204 San Bernardino, California 92415-0490

Prepared by:

# **Tom Dodson & Associates**

2150 North Arrowhead Avenue San Bernardino, California 92405

March 2007

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# **ATTACHMENTS**

Attachment 1 – Legal Description of the Area Proposed for the New District

#### PROJECT DESCRIPTION

#### Introduction

The San Bernardino County Board of Supervisors (Board) has submitted an application to the Local Agency Formation Commission (LAFCO) for San Bernardino County to initiate the formation of the Phelan Pinon Hills Community Services District (CSD). If the CSD is approved by LAFCO, the proposed CSD would assume the provision of the existing domestic water service from the existing service agency and also to assume responsibility for the provision of park and recreation and street lighting services within the proposed CSD boundary. The specific title of the proposed action is "LAFCO 3070 - Reorganization to Include Formation of Phelan Pinon Hills Community Services District, Detachment from County Service Area 56, and Dissolution of County Service Area 9, County Service Area 56 Improvement Zone F-1 and County Service Area 70, Improvement Zones L and P-4. The total area proposed for this proposed project is estimated to be 81,920 acres, or approximately 128 square miles. The location of the proposed new District is shown on Figure 1.

The Board initiated this request to LAFCO on behalf of the Phelan Pinon Hills Community Services District Feasibility Committee (Committee). The specific rationale given by the Committee for initiating the formation of the CSD is as follows: the reason for this proposal is to establish a local government agency that is responsive to the needs of the people within the boundaries of the proposed CSD and provide local control and accountability for the delivery of the identified services and management of revenues.

Presently, the referenced services are provided through and by the San Bernardino County Special District's Department (SDD or Department). The Department administers the following agencies and services: County Service Area 9 (Phelan - street lighting, parks and recreation and road maintenance); County Service Area 56 (Wrightwood/Pinon Hills - park and recreation and street lighting services); County Service Area 56 Improvement Zone F-1 (Pinon Hills- park services); County Service Area 70 Improvement Zone L (water services); and County Service Area 70 Improvement Zone P-4 (park and recreation services). LAFCO approval of the formation of the proposed CSD would authorize a locally elected District board to assume responsibility for managing and operating these services and facilities that are currently operated by the County SDD. A more detailed discussion of the Committee's plan for service under each service category is provided below.

#### Location

LAFCO 3070 consists of a formation proposal for a single contiguous area that encompasses approximately 81,920 acres. Figure 1 shows the area that would be encompassed by the proposed Phelan Pinon Hills Community Services District, if the formation of the CSD is approved by LAFCO. The project area is located south of El Mirage Dry Lake, southwest of the City of Adelanto, west of the Spheres of influence assigned for the Cities of Victorville (community of Baldy Mesa) and Hesperia (western Oak Hills community), north of the community of Wrightwood and east of the San Bernardino/Los Angeles county line. The entire area encompasses approximately 81,920 acres, and is described as follows:

TOM DODSON & ASSOCIATES

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Additional maps of the existing County Service Areas are provided as part of this document. Figure 2 shows the existing CSA 56 boundary. Figure 3 illustrates the existing CSA 56 Zone F-1 boundary. Figure 4 shows the existing CSA 70 Zone L boundary. Figure 5 illustrates the existing CSA 9 boundary. Finally, Figure 6 shows all of the CSA boundaries on a single map, in relation to the proposed Phelan Pinon Hills CSD.

#### **Environmental Setting**

The proposed District encompasses a mix of pubic and private land, with the most intense development presently occurring in the central and southern portion of the proposed CSD in the communities of Phelan and Pinon Hills. The natural setting that occurs in areas not developed for human uses includes a mix of desert plant communities, including Joshua tree scrub on the north; Joshua tree/Juniper scrub throughout most of the CSD area; and creosote bush scrub encompassing the remainder of the proposed District. There are no permanent surface water bodies in the proposed CSD. The area's topography is fairly uniform with a gently sloping alluvial fan from north to south. The southern portion of the CSD contains a small portion of the foothills that are located on the north of the San Gabriel Mountains with some isolated rock outcrops. Sheep Creek is the dominant creek channel on the alluvial fan, but it is an ephemeral stream that carries flows only immediately after rainfall, which occurs primarily in the winter. Climate is hot during the summer; cool-to-cold during the winter; limited precipitation (ranging from 10" in the south to 6" in the north). Precipitation occurs primarily during the passage of winter storm fronts (November through March) and occasional summer thunderstorms and winter snowfall.

Preliminary data indicate that the estimated population within the proposed CSD is 25,000 persons and the number of dwelling units is estimated as about 6,500 units. The primary land use is low density residential development with limited commercial and institutional (schools, etc.) uses.

All of the land within the proposed CSD is unincorporated land under the jurisdiction of San Bernardino County. Most of the area is encompassed within the Phelan/Pinon Hills Community Plan. The primary land use designation within the project area is Rural Living residential, except for the commercial uses mainly located in the community core (between Phelan and Pinon Hills.

Regional circulation includes: State Highway 138; Phelan Road, and Palmdale Highway. Baldy Mesa Road bounds the proposed CSD on the southeast and Rancho Road bounds the area on the north. A small segment of State Highway 2 is located in the southern portion of the proposed CSD. Many unpaved roads occur within the project area. There is no public airport within the area. The California Aqueduct traverses the proposed CSD from west to east in the central portion of the proposed CSD.

The publicly owned water service agencies occurring in the proposed CSD area is CSA 70 Zone L. Sheep Creek Water Company is a mutual water company which serves the central core of the Phelan/Pinon Hills community. It is unaffected by this proposal. The proposed CSD would assume

responsibility for the two existing public water agencies if LAFCO approves LAFCO 3070, i.e., the formation of the Phelan Pinon Hills Community Services District. Wastewater management presently relies on onsite subsurface wastewater disposal systems. CSA 9 presently operates the existing street lights within the community of Phelan. Solid waste is collected by a private collector under franchise contract with the County. Park and recreation services are presently provided within the proposed CSD area by both CSA 9 and CSA 56 Improvement Zone F-1 (Pinon Hills). Southern California Edison provides electricity to the project area and gas is provided by either bottled gas or by Southwest Gas Corporation.

#### **Project Characteristics**

LAFCO 3070 envisions the formation of a new community services district that, if approved, will have the authority to provide the following services: existing domestic water, street lighting and park and recreation. As noted above, the proposed District would assume the domestic water, street lighting and park and recreation services from several County Service Areas: CSA 70 Zones L and P-4, CSA 56, CSA 56 Improvement Zone F-1, and CSA 9. The County has submitted a service plan, prepared by the Feasibility Committee, as part of the Phelan Pinon Hills community Services District Feasibility Study, which outlines the proposed actions that will be undertaken by the new CSD if approved by LAFCO. This document is available for review at the Commission's office in San Bernardino. The following is a summary of the actions proposed by the Feasibility Committee to provide the services identified above to the existing and future residents of the proposed CSD.

Overall the proposed CSD envisions a generally passive role in which it will continue the existing domestic water, street lighting and park and recreation services in place within the proposed district service area. The CSD would only expand services when specific development proposals are submitted to the proposed CSD for review and expansion of service, or in accordance with the adopted Urban Water Management Plan (2000, CSA 70 Zone L). Services would be supplied in the manner outlined in the following text.

The only exception to this passive, assume responsibility for existing services role occurs with the proposed detachment of that portion of CSA 56 within the proposed CSD area. In this circumstance, the detachment will leave a residual area of CSA 56 still functioning in the community of Wrightwood. In this instance, the residual or remaining area of CSA 56 in Wrightwood may not have sufficient funds to support ongoing park and recreation operations at the current level of service. This issue is addressed in the public services section of the Initial Study provided below.

#### Domestic Water Supply

The County/Committee proposes to provide the same level of service that is currently being provided by CSA 70 Zone L, and continue with capital improvements as outlined in the 2000 Urban Water Management Plan. Water service within the service area would be extended to properties as individual lots or properties are improved, or by a planned extension of the water system funded by the formation of an assessment district. No plans exist to upgrade the water infrastructure, other than planned improvements outlined in the Urban Water Management Plan. Such water system improvements would be funded from revenues generated by the water customers. There is an existing assessment district within the proposed service area. This assessment district will continue until their bonds are paid in full.

The adequacy of water supply and the timely availability of water for project needs will not be changed if the proposed CSD is created. Most important, any new requests for water service will be evaluated based on the water resources that the project can bring to the new CSD and specific funding for any new infrastructure improvements are anticipated to be provided by the new project. One of the essential purposes behind the Committee's application to form the new CSD is a concern over meeting future water needs and the Committee seeks to have a locally elected board of local residents to address the critical water issues within the proposed CSD boundaries, with the Mojave Water Agency, with the welfare of local residents as the most important priority of the new agency.

#### Street Lighting Service

Street lights are primarily located in the urban core of the Phelan community and these lights are maintained and operated by CSA 9. The proposed CSD would take over the existing system and the primary focus would be to operate the existing street lights and based on community input and future development issues, identify the need for and placement of additional street lights. Street light services would be extended as warranted by the community, with no plans for additional street light infrastructure at this time.

#### Parks and Recreation Management Service

Several parks and a community center in Pinon Hills (CSA 9) exist within the proposed CSD boundaries. The County/Committee plans to continue to operate the existing parks and facilitate the recreation programs that are currently offered, including the senior luncheon program. Park and recreation services would be extended within the proposed CSD as warranted by the community. There is no plan for additional infrastructure at this time, and the proposed CSD Board would plan for future park and recreation facilities with community input.

#### **Initial Conclusions**

Some very important findings can be reached regarding the proposed formation of the proposed Phelan Pinon Hills CSD based on the plan of services summarized above. First, the proposed CSD would not change any land uses nor have any authority over future land uses. The County retains its jurisdiction over future land uses within the proposed CSD boundaries, and the proposed CSD can only participate in land use decisions to ensure that the services that it proposes to offer can be implemented in a reasonable manner.

Further, aside from the implementation of already planned essential water infrastructure facilities, the proposed CSD will not physically alter the environment in the near term future if it is created. Even for the planned water facilities, the CSD, or the County, as it reviews individual development projects within the proposed CSD's service area, must conduct a separate follow-on environmental review as a public agency. Since none of the proposed water facilities are presently "ripe" for consideration (site, size and modes of operation are not yet known any specific water infrastructure facilities) and no other service infrastructure is yet identified, the potential environmental effects of approving the proposed CSD would be less than significant because no physical changes will immediately result from approval of the formation of the Phelan Pinon Hills CSD.

If the assumption is made that the Phelan Pinon Hills CSD is not approved, there are more than sufficient County entities, such as the existing CSA 70 improvement zones, to provide all of the same services envisioned by the proposed CSD. Thus, the creation of the CSD cannot be viewed as growth inducing because the services for future development (those projects seeking entitlement that are not yet submitted to the County for review and approval) of sites within the CSD boundary would be reviewed and entitlements approved by the County. The circumstances regarding provision of water, street lighting and parks and recreation services are that they would be provided to new development (assuming the same resources are available) regardless of whether the proposed CSD is created or not.

Since no new functions will be added to the proposed service area (note the County Consolidated Fire Agency proposes to continue fire service to the project area), the proposed CSD services could be provided by one or more County entities as identified above, including the existing CSA agencies. Based on this ability of the County continue to operate within the proposed CSA boundaries, it is clear that future developments will not be facilitated by LAFCO's approval to form the proposed Phelan Pinon Hills CSD. Thus, based on the above analysis, the proposed formation of the CSD has no potential to cause any near term physical changes in the environment and its formation will not result in significant growth inducement for any projects that may be considered for future entitlement within the proposed CSD boundary. This finding is based on the availability of other County serving agencies to provide the same services, so the proposed CSD does not provide any unique ability for future development to occur.

The Initial Study Environmental Checklist Form follows.

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology & Soils
Hazards & Hazardous Materials	Hydrology & Water Quality	Land Use & Planning
Mineral Resources	Noise	Population & Housing
Public Services	Recreation	Transportation / Traffic
Utilities & Service Systems	Mandatory Findings of Significance	

# **DETERMINATION** (To be completed by the Lead Agency)

	-	•
On the b	asis of this initial evaluation, the following finding	is made:
	The proposed project COULD NOT have a sign NEGATIVE DECLARATION will be prepared.	nificant effect on the environment, and a
	Although the proposed project could have a sign will not be a significant effect in this case becamade by or agreed to by the project proponent of to reduce potential impacts below a level of signed DECLARATION will be prepared.	ause revisions in the project have beer radequate mitigation has been provided
	The proposed project MAY have a significar ENVIRONMENTAL IMPACT REPORT is required.	nt effect on the environment, and ar red.
	The proposed project MAY have a "potential significant unless mitigated" impact on the envious been adequately analyzed in an earlier document and (2) has been addressed by mitigation mean described on attached sheets. An ENVIRONM but it may analyze only the effects that remain the	ronment, but at least one effect (1) has it pursuant to applicable legal standards isures based on the earlier analysis as IENTAL IMPACT REPORT is required
	Although the proposed project could have a because all potentially significant effects (a) have EIR or NEGATIVE DECLARATION pursuant to avoided or mitigated pursuant to that earlier including revisions or mitigation measures that a nothing further is required.	e been analyzed adequately in an earlier applicable standards, and (b) have been EIR or NEGATIVE DECLARATION,
7	my Jolan	
signature	e) by Tøn Dodson & Associates	Date
attluc signature	Lollup Jan Draid	3/29/07 Date
1	·	

<b>ENV</b>	NVIRONMENTAL CHECKLIST:						
		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact		
<b>I</b> .	AESTHETICS – Would the project:						
a.	Have a substantial adverse effect on a scenic vista?						
b.	Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?						
C.	Substantially degrade the existing visual character or quality of the site and its surroundings?						
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?						

- No Impact. Approval of the proposed CSD would not result in any immediate installation of facilities and the new CSD would be required to complete an environmental review in accordance with CEQA prior to allocating funds to install any new facilities. Therefore, no potential exists for approval of the CSD to have any adverse effect on a scenic vista.
- I.b No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no damage to scenic resources can occur.
- I.c No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no degradation of the existing visual character or quality of the service area can occur.
- I.d No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no new sources of light will be created by the proposed action and no nighttime views will be altered.

II.	AGRICULTURE RESOURCES – Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland) to non-agricultural use?				
b.	Conflict with existing zoning for agricultural use or a Williamson Act contract?				
C.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				

II.a-c No Impact. The project area does not have any commercially farmed areas due to a lack of water availability at a reasonable cost. The formation or reorganization area contains known agricultural resource areas, primarily dairy ranches and field crops, such as alfalfa. However, since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse impacts to agricultural resources can result from formation of the CSD.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
III.	AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	inpact	witigation incorporation	IIIpadi	прас
	Conflict with or obstruct implementation of the applicable air quality plan?				Second Second
	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Ö			
	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
	Expose sensitive receptors to substantial pollutant concentrations?				
	Create objectionable odors affecting a substantial number of people?		<u> </u>		
SUBS	TANTIATION:				
III.a	No Impact. Since the approval of the proposed CSD venvironment, no conflicts with any adopted air quality rof the CSD.				
III.b&c	No Impact. Since the approval of the proposed CSD venvironment, no emissions can result that would caus quality standards.				
III.d	No Impact. Since the approval of the proposed CSD venvironment, no emissions will be generated that we receptors.				
III.e	No Impact. Since the approval of the proposed CSD venvironment, no odors can result that would cause or odor impacts.				

		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
IV.	BIOLOGICAL RESOURCES – Would the project:				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
<b>b.</b>	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
C.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	. 🖸			
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state	, 🗅			
	habitat conservation plan?				

IV.a-f No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse impact to biological resources can occur.

V.	CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			<b>.</b>	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				
C.,	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				
d.	Disturb any human remains, including those interred outside of formal cemeteries?		<b>.</b>		

V.a-d *No Impact.* Since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse impact to cultural resources can occur.

VI.	GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	<ul> <li>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?</li> </ul>				
	Strong seismic ground shaking?		, <b>o</b>		
	<ul> <li>Seismic-related ground failure, including liquefaction?</li> </ul>				
	• Landslides?				
b.	Result in substantial soil erosion or the loss of topsoil?				
C.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?				
d.	Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				
<b>e</b> .	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				

VI.a-e No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse impact to geological resources can occur and no development would be exposed to significant geological constraints, such as fault rupture.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
VII.	HAZARDS AND HAZARDOUS MATERIALS – Would the project:		magator mosiporation	mpaor	
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
C.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

VII.a-h *No Impact.* Since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse hazards can be caused by approval of the proposed CSD and no exposure to existing hazards can occur.

		Potentially Significant	Less than Significant with	Less than Significant	No
VIII.	<b>HYDROLOGY AND WATER QUALITY</b> – Would the project:	Impact	Mitigation Incorporation	Impact	Impact
a.	Violate any water quality standards or waste discharge requirements?				
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
C.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?				
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?				
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		٥		
f.	Otherwise substantially degrade water quality?				
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	· 🗖			
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j.	Inundation by seiche, tsunami, or mudflow?				

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VIII.a-j

No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse impact to hydrology resources can occur and no CSD facilities or development would be exposed to significant flood hazards. Since the new CSD would assume all of the CSA 70 Zone L water rights, supply infrastructure, expense obligations and the Urban Water Management Plan, LAFCO assumes that no change in the physical environmental will result from transferring these rights and facilities to the new CSD. For example, as part of its service review, the Feasibility Committee indicates that it expects to retain the Special Districts Department to operate the Zone L operations for an undefined period of transition, with the new CSD Board assuming broad decision-making responsibility. Also, the Feasibility Committee indicates in its water service review that it will continue to implement the adopted Urban Water Management Plan in order to meet its water supply responsibilities/obligations. Given these facts and commitments, the proposed creation of the new CSD is not forecast to cause any physical changes in the existing water supply system currently operated by CSA 70 Zone L.

ıv	LAND LICE AND DI ANNING . Mould the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
IX.	LAND USE AND PLANNING – Would the project:				
a.	Physically divide an established community?				
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
C.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				

IX.a-c No Impact. The Feasibility Committee's plan for service for the proposed CSD indicates that it does not intend to implement any new facilities at this time, and the CSD will not have any land use authority because land use jurisdiction over all the land within the proposed CSD boundary will remain with San Bernardino County. The County exercises land use authority under the County General Plan and the Phelan/Pinon Hills Community Plan and will retain land use decision making authority if the proposed CSD is approved by LAFCO. As noted in the discussion under Hazards and Hazardous Material (Section VII above), the proposed CSD has no potential to facilitate future development in a manner different than existing County service agencies already can, and the CSD cannot extend any service capabilities into any new areas, without a future environmental evaluation in compliance with CEQA. No extension of services are proposed in the immediate future by the Feasibility Committee's plan for service. The approval of the proposed CSD has no potential to physically divide an established community, conflict with any land use plan, policy or regulation or any general or airport land use plan.

Χ.	MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				

X.a&b No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse impact to mineral resources can occur and no CSD facilities or development would be developed in conflict with any mineral resource operations.

XI.	NOISE – Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		· •		
b:	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			0	
C.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	ū			
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				<b>.</b>

XI.a-f No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse noise impact can occur and no CSD facilities or development would be developed and exposed to significant existing noise effects.

XII.	POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
C.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				

XII.a-c No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no change in the existing population or in population growth rates is forecast to result from approval of the CSD. As noted in the discussion under Land Use above (Section IX above), the proposed CSD has no potential to facilitate future development in a manner different than existing County service agencies already can and cannot extend any service capabilities into areas, without a future environmental evaluation in compliance with CEQA. No extension of services are proposed in the immediate future by the Feasibility Committee's plan for service. Therefore, the approval of the proposed CSD has no potential to directly or indirectly cause growth or to increase the area's population or housing stock, or to reduce the existing housing stock within its proposed service area boundaries.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
XIII.	PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a.	Fire protection?	. 🗖			
b.	Police protection?				
C.	Schools?				
d.	Parks?				
e	Other public facilities?				

## XIII.a Fire

SUBSTANTIATION:

Less Than Significant Impact Fire protection within the CSD is presently supported by CSA 56 and the County Fire Department. CSA 38 is administered by the Consolidated Fire Agency, but would remain unaffected by this proposal. At the present time, a large percentage of public funds generated in CSA 56 and CSA 56 Improvement Zone F-1 are allocated to fire protection. These funds are proposed to be transferred to the proposed County-wide fire district that is presently under consideration by LAFCO. The Feasibility Committee is aware of this anticipated shift in funds from CSA 56 to the proposed County fire district and has compiled its plan for services under this assumption. Thus, if the proposed CSD is approved, a continuing allocation of a large portion of CSA 56 and CSA 56 Improvement Zone F-1 funds to County fire protection will be required to maintain the same level of local service. If the County fire reorganization is approved, these funds would be transferred to the new County Fire District, which would have responsibility for providing fire protection within the proposed CSD approval, but it is not considered a significant impact on future fire protection service levels.

#### XIII.b-c Police and Schools

No Impact. Police and school services are provided by other agencies within the proposed CSD boundary and these services will not be adversely impacted by approval of the proposed CSD.

#### XIII.d Parks

Less Than Significant With Mitigation Incorporation Approval of the proposed CSD would assign park and recreation responsibilities to the new district. At the present time, funds for operating parks are generated by CSA 56 and CSA 56 Improvement Zone F-1 within the Pinon Hills area and CSA 9 within the Phelan area. Funds generated by CSA 56 are used to support park and recreation facilities within Wrightwood, which includes facilities in the community of Wrightwood. A careful review of funds indicates that if that portion of CSA 56 is incorporated into the proposed CSD and its funds removed, there will be inadequate funds, estimated to be a deficit of approximately \$40,000, to continue operating the residual park and recreation services in the Wrightwood portion of CSA 56 at the current level of service.

This potential change, i.e., reduction, in funding in Wrightwood can cause an indirect potentially significant adverse effect to the residual CSA 56 service area. LAFCO approval and subsequent implementation of the proposed CSD is considered an indirect effect because it is the reduction in funding, not the Commission's decision itself, which creates this impact. The Feasibility Committee is aware of this situation and indicates that it will agree to a shift in tax fund allocation between the new CSD and the CSA 56 that will survive the proposed project. To ensure that the residual portion of CSA 56 can sustain the current level of park and recreation service, the following mitigation measure will be implemented.

XIII.d-1 LAFCO shall ensure that the existing tax rate allocation within CSA 56 is revised/modified to shift either \$40,000 or other specific amount of funds generated for park and recreation services in Fiscal Year 2006-2007 to Wrightwood. This revision shall result in adequate funding be made available to the Wrightwood portion of CSA 56 to meet current park and recreation service levels.

Based on implementation of the above mitigation measure, the service levels of the residual portion of CSA 56 will not be significantly degraded. Note that within the new CSD, prior to implementing any new or expanded park or recreation facilities, the proposed CSD would have to comply with CEQA.

CSA 70 Zone P-4 will also be dissolved, but it currently does not receive any funding, nor does it provide any services. So No adverse impact can result from its dissolution.

#### XIII.e Other public facilities

No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse impact to other public facilities can occur.

XIV.	RECREATION -	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<b>Q</b> ,			

XIV.a&b No Impact. Please review the discussion of parks under Public Services (Section XIII) above. The effect of the proposed action is not an increase in demand for recreation facilities or a requirements to expand existing facilities. The impact results from a funding reduction that translates into a reduced level of service within the community of Wrightwood, the residual area for CSA 56 which is being affected by the proposed project. This impact and proposed mitigation is explained in the text of Section XIII above.

If approved, the proposed CSD would be responsible for future planning, implementation and operation of public park and recreation facilities. Since the approval of the proposed CSD would not cause any physical changes in the park and recreation service levels within the future CSD, no adverse impact to other public recreation or recreation facilities is forecast to occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
XV.	TRANSPORTATION/TRAFFIC – Would the project:				
a.	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			<u> </u>	
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			Q	
e.	Result in inadequate emergency access?				
f.	Result in inadequate parking capacity?				
g.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				

XV.a-g No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment, no new trips will be generated by the future District operations and no other traffic effects will result from approval of the proposed CSD.

	•	Potentially Significant	Less than Significant with	Less than Significant	No
XVI.	<b>UTILITIES AND SERVICE SYSTEMS</b> – Would the project:	Impact ·	Mitigation Incorporation	Impact	Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<b>.</b>			
C.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Q	٥		
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
f.	Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				
SUBS	STANTIATION:				

- No Impact. The proposed CSD would not be responsible for any wastewater facilities or any existing wastewater discharge requirements. No adverse impact to wastewater operations or any conflict with the existing Waste Discharge Requirements is forecast to occur if the proposed CSD is authorized.
- XVI.b No Impact. No new water or wastewater facilities are proposed for implementation by the proposed CSD. It is anticipated that new wells and storage facilities may be required in the future, but these would be reviewed under CEQA by the new CSD if it is formed. Since the approval of the proposed CSD would not cause any physical changes in the environment, no adverse environmental effects from installing such facilities can occur.
- XVI.c No Impact. Since the approval of the proposed CSD would not cause any physical changes in the environment and storm drainage facilities are not one of the services being sought by the proposed CSD, no drainage facilities effects will result from approval of the proposed CSD.

- XVI.d No Impact. The plan for service identifies sufficient water resources to meet demand within the Zone L area at this time. Refer to the Zone L Urban Water Management Plan for details. New wells and storage facilities are currently proposed for installation in the future. However, these will not be installed until the proposed CSD, carries out the requisite environmental evaluation to comply with CEQA. Thus, approval of the proposed CSD will not result in any required water supply improvements within Zone L until subsequent environmental evaluation is completed.
  - Regarding future water supply within the remaining area of the CSD boundary, the Feasibility Committee indicates that individual developments in the future must conform with the proposed facilities outlined in the Zone L Urban Water Management Plan. Future requests for water service would require subsequent environmental documentation before water could be provided. Thus, at this time the effect on water supply of approving the proposed CSD is no impact.
- XVI.e No Impact. The approval of the proposed CSD would have no effect on wastewater management or facilities since none are located within the proposed CSD boundary. Individual onsite subsurface wastewater disposal systems are utilized within the proposed CSD boundary based on the large size of lots within the CSD boundary. Package treatment plants within the project area (core) are owned and operated by a property owners or home owners association. With no responsibilities to manage wastewater or any wastewater facilities, no impact to wastewater issues can result from approval of the proposed CSD.
- XV1.f-g No Impact. The approval of the CSD would not adversely impact existing or future solid waste management collection and disposal service within the project area. At this time the area is served by a County contract with a solid waste collection company and this will continue as is in the future. The CSD does not proposed to assume responsibility for the waste collection and management, so no impact to solid waste issues can result from approval of the proposed CSD.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
XVII.	MANDATORY FINDINGS OF SIGNIFICANCE –	·	÷ ,	1	,,
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
C.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				

XVII.a-c The proposed formation of the Phelan Pinon Hills Community Services District has been evaluated under the basic finding that the District's formation has only limited potential to cause any physical changes in the environment. The proposed CSD will assume existing water supply management operations from the County Department of Special Districts for CSA 70 Zone L. The other services that would be assumed by the proposed CSD if approved by LAFCO include street lighting and park and recreation (CSA 56, CSA 56 F-1, CSA 9 and CSA 70 P-4). Based on the analysis contained this Initial Study, the formation of the proposed CSD can be implemented and cause only one potentially significant adverse impact, a possible reduction of park and recreation services in the Wrightwood area of the residual CSA 56 service area. For all other resources issues, the findings in this Initial Study indicate that the proposed CSD can be approved and implemented without causing any adverse environmental effects because the approval of the CSD would not cause any physical changes in the environment for all other resource issues. Mitigation provided for the Wrightwood portion of CSA 56 can reduce or eliminate the potentially significant effects on park and recreation services within this portion of the service area.

Thus, the proposed project (LAFCO 3070) is not forecast to cause any adverse environmental impacts to any of the environmental resource issues addressed in this Initial Study. The Local Agency Formation Commission for San Bernardino County proposes to issue a Mitigated Negative Declaration as the appropriate environmental determination for this project to comply with the California Environmental Quality Act. LAFCO will issue a Notice of Intent to Adopt a Mitigated Negative Declaration and distribute this document for public review for a 30-day review period. Assuming potential project impacts remain less than significant, and after receipt of comments and development of responses to comments, the Commission will hold a public meeting to consider adopting the Negative Declaration.

**FIGURES** 

FIGURE 1

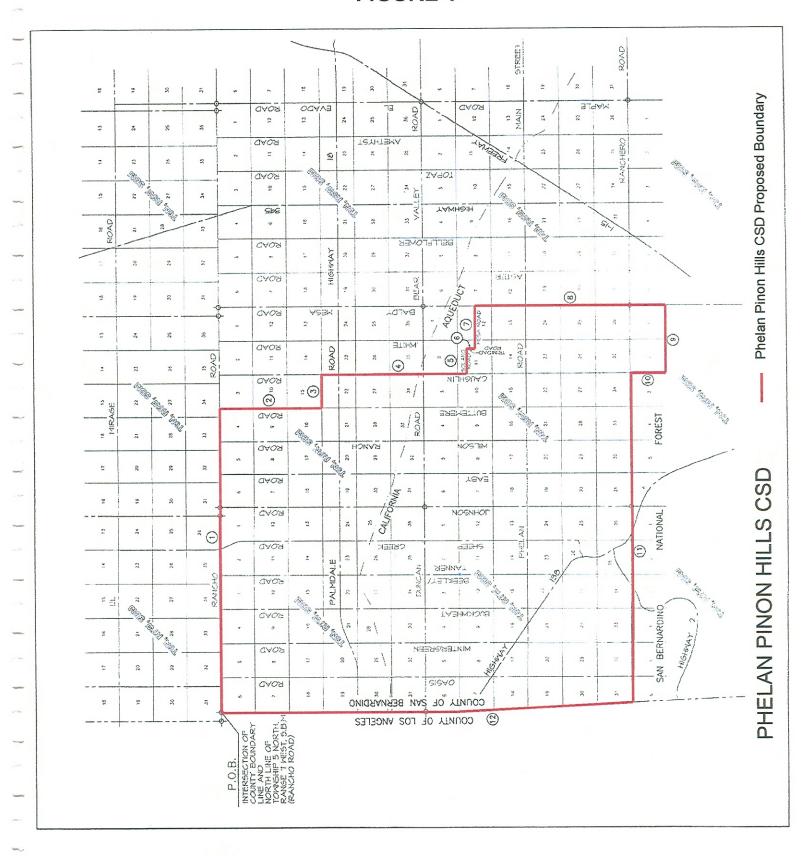


FIGURE 2

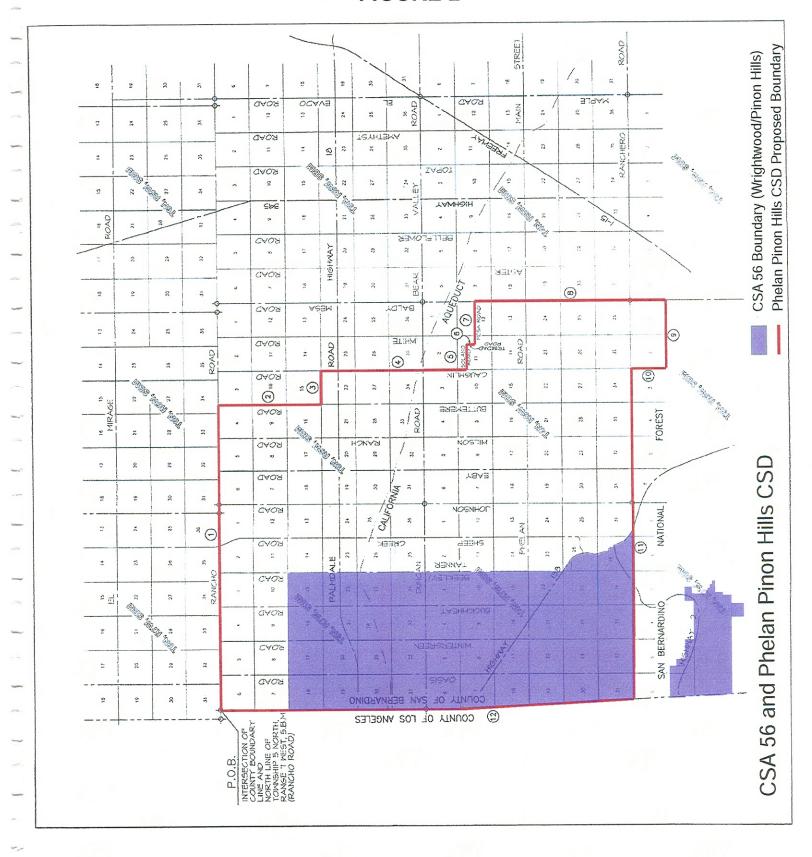


FIGURE 3

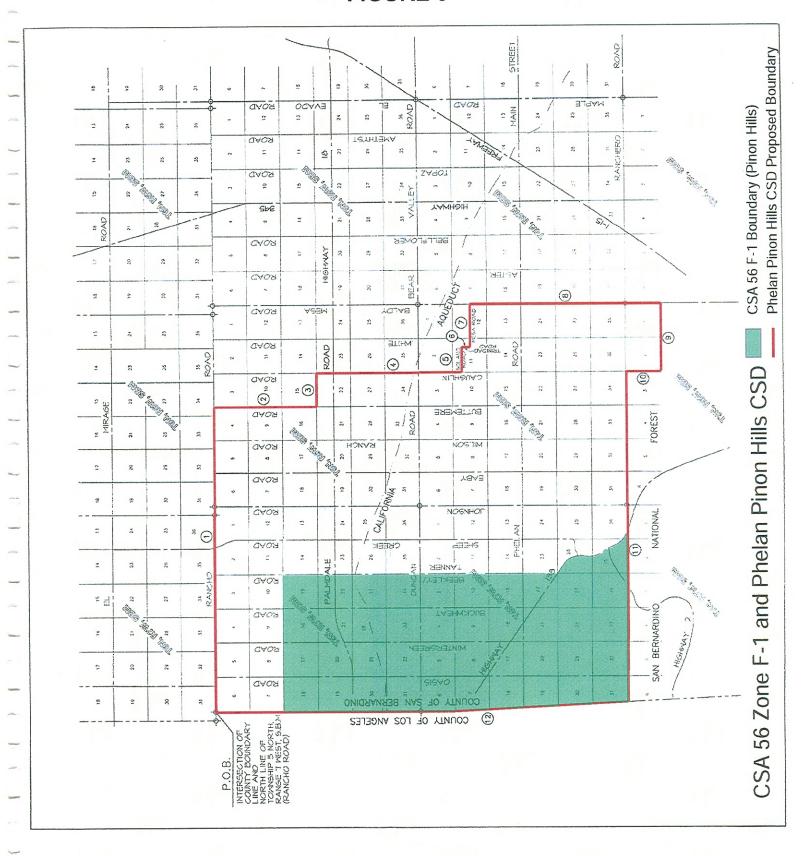


FIGURE 4

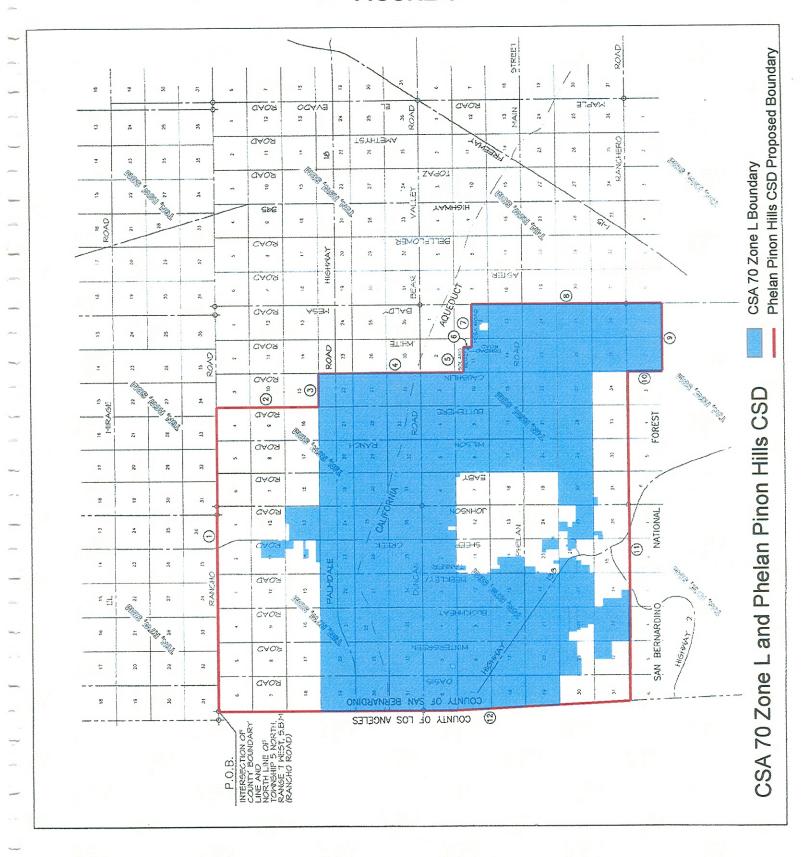


FIGURE 5

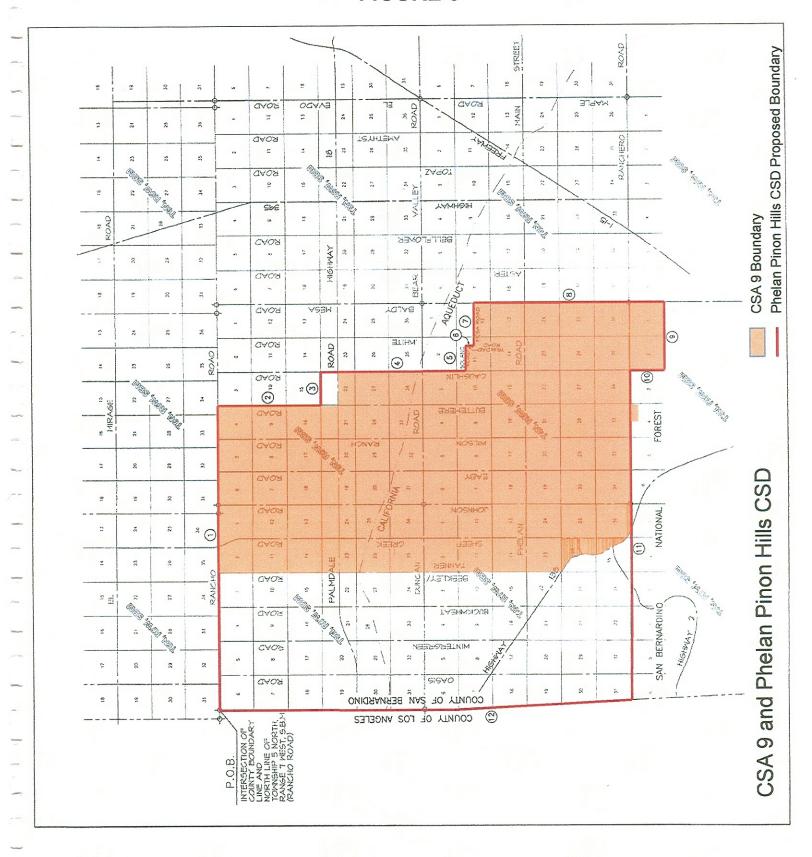
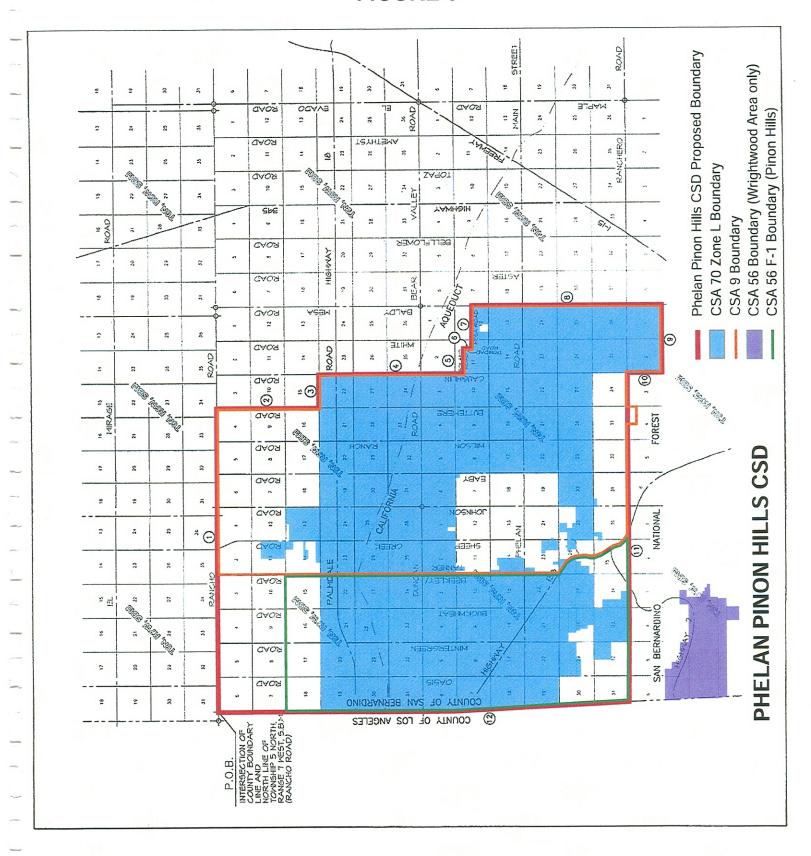


FIGURE 6



**ATTACHMENT 1** 

# 3070

#### LAFCO

#### Phelan-Piñon Hills Community Services District (C.S.D.)

Including all of Townships 4 and 5 North, Range 7 West, and portions of Township 5 North, Range 6 West; Township 4 North, Range 6 West; Township 3 North, Range 6 West, all of San Bernardino Meridian, in the County of San Bernardino, State of California, described as follows:

**Beginning** at the intersection of the common boundary line of the Counties of Los Angeles and San Bernardino, with the north line of Township 5 North, Range 7 West, San Bernardino Meridian (S.B.M.), being also a point on the centerline of Rancho Road;

- 1. Thence easterly along the north line of Township 5 North, Ranges 7 and 6 West, S.B.M., to the northeast corner of Section 4, Township 5 North, Range 6 West, S.B.M.;
- 2. Thence southerly along section lines to the northwest corner of Section 22, Township 5 North, Range 6 West, S.B.M.;
- 3. Thence easterly along the north line of said Section 22 to the northeast corner of said section;
- 4. Thence southerly along section lines, to the north line of the South Half of the Northwest Quarter of Section 11, Township 4 North, Range 6 West, S.B.M., said line also being the centerline of Solano Road;
- 5. Thence easterly along said line and said centerline to the west line of East Half of the East Half of said Section 11, said line also being the centerline of Trinidad Road;
- 6. Thence southerly along said section line and said centerline to the north line of the East Half of the East Half of the Southeast Quarter of said Section 11, said center line also being the centerline of Mesa Road;
- 7. Thence easterly along said line of said Section 11 and said centerline, and along the East-West Center Section line of Section 12, Township 4 North, Range 6 West, S.B.M., to the east line of said Section 12;
- 8. Thence southerly along section lines to the southeast corner of Section 1, Township 3 North, Range 6 West, S.B.M.;
- 9. Thence westerly along section lines to the southwest corner of Section 2, Township 3 North, Range 6 West, S.B.M.;
- 10. Thence northerly along the west line of said Section 2 to the south line of Township 4 North, Range 6 West, S.B.M.;

- 11. Thence westerly along the south line of Township 4 North, Ranges 6 and 7 West, S.B.M., to the common boundary line between the Counties of Los Angeles and San Bernardino;
- 12. Thence northerly along said common boundary line to the Point of Beginning.

The above described area contains 128 square miles, more or less.

This legal description was prepared by me or under my direction.

Daniel C. Moye, County Surveyor

Robert D. Vasquez, L.S. 7300

Date

Deputy County Surveyor

Prepared By FG□□

